

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Emerick R. Bakaysa, Mbr.
Matthew Allison, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Workshop Minutes April 7, 2014

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Time: 6:00 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Matthew Allison

Absent: Emerick R. Bakaysa

250 Whalom Road, Lunenburg Village- Richard Heaton, H&H Associates LLP gave the Board the comprehensive permit background of the project through the Zoning Board of Appeals. The applicant, who originally submitted the project as condominiums, is now seeking to modify the existing Comprehensive Permit to all rental units (120) and the Board is inquiring if this changes the project from a 40B to a 40R. Mr. Heaton noted to the Board that this project would still fall under a 40B, and the Town will get credit towards its Subsidized Housing Inventory (SHI) for the rentals. Town will receive less tax revenues if project goes from condominiums to rentals. Seventy (70%) percent of the units would have "local preference". Mr. Heaton noted that the Town has an approved Housing Production Plan (HPP). Under that Plan, if the Town produces half of one percent of its housing as affordable every year, the Town can be exempt from 40B. For Lunenburg, that would be approximately 20 units/year. The Zoning Board of Appeals will inform the developer that the Planning Board would like him to come before them with a presentation.

RMD Draft Bylaw-

Revise 4.16.4.2. to read "cultivation and/or agricultural processing:..."

Add 4.16.4.3. RMD facilities that cultivate and process, but do not do retail of marijuana, are allowed in Office Park and Industrial Districts (OP/I) by special permit.

Revise 4.16.6.2. Setbacks and Buffer Strips to read "Cultivation facilities located outside of Retail Commercial (RC), Commercial (C), or Office Park and Industrial Districts (OP/I) shall be surrounded..."

Adjourned 7:20 PM.

Documents used at workshop:
Draft RMD Bylaw

Minutes/2014/04.07.14